
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1915 Lyndhurst Avenue

SUMMARY OF REQUEST: Rear and Second Story Addition

OWNER: Timothy Sheriff

APPLICANT: Janice Finein, Architect

Details of Proposed Request

Existing Conditions

The rear and second story addition projects were approved by the Commission in September 2013. Currently, the exterior of the home is near completion.

Proposal

During construction a stability issue was raised with the right side chimney. In order to save the chimney the applicant is seeking to amend the COA by shifting the right side gable forward to partially enclose the chimney. As a result, there are changes in the window arrangement on the second floor but will be the same type as previously approved.

Policy & Design Guidelines

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

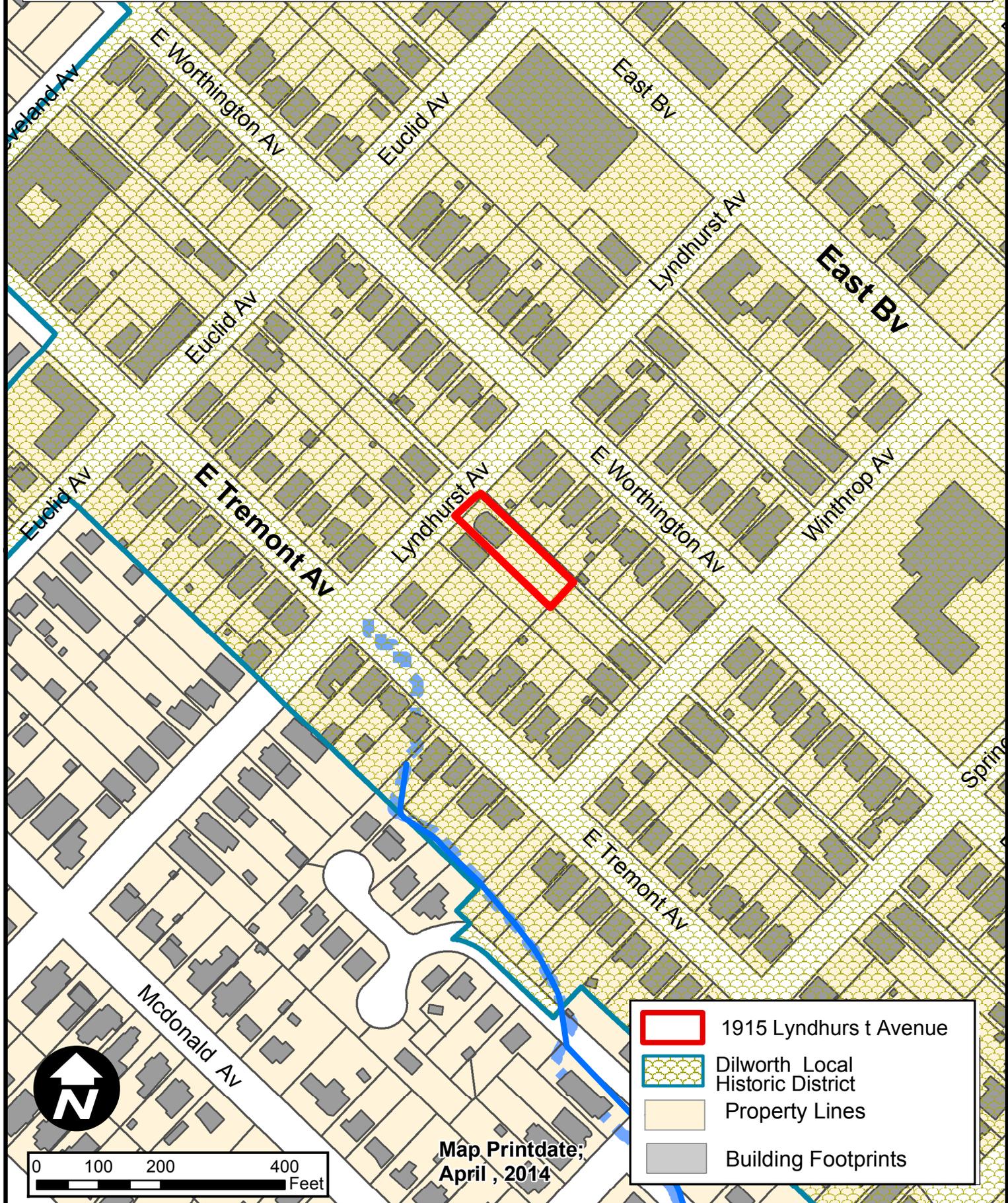
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The proposal meets the guidelines for scale, massing, fenestration, rhythm, materials and context. The other guidelines do not apply.

Charlotte Historic District Commission - Case 2014-042

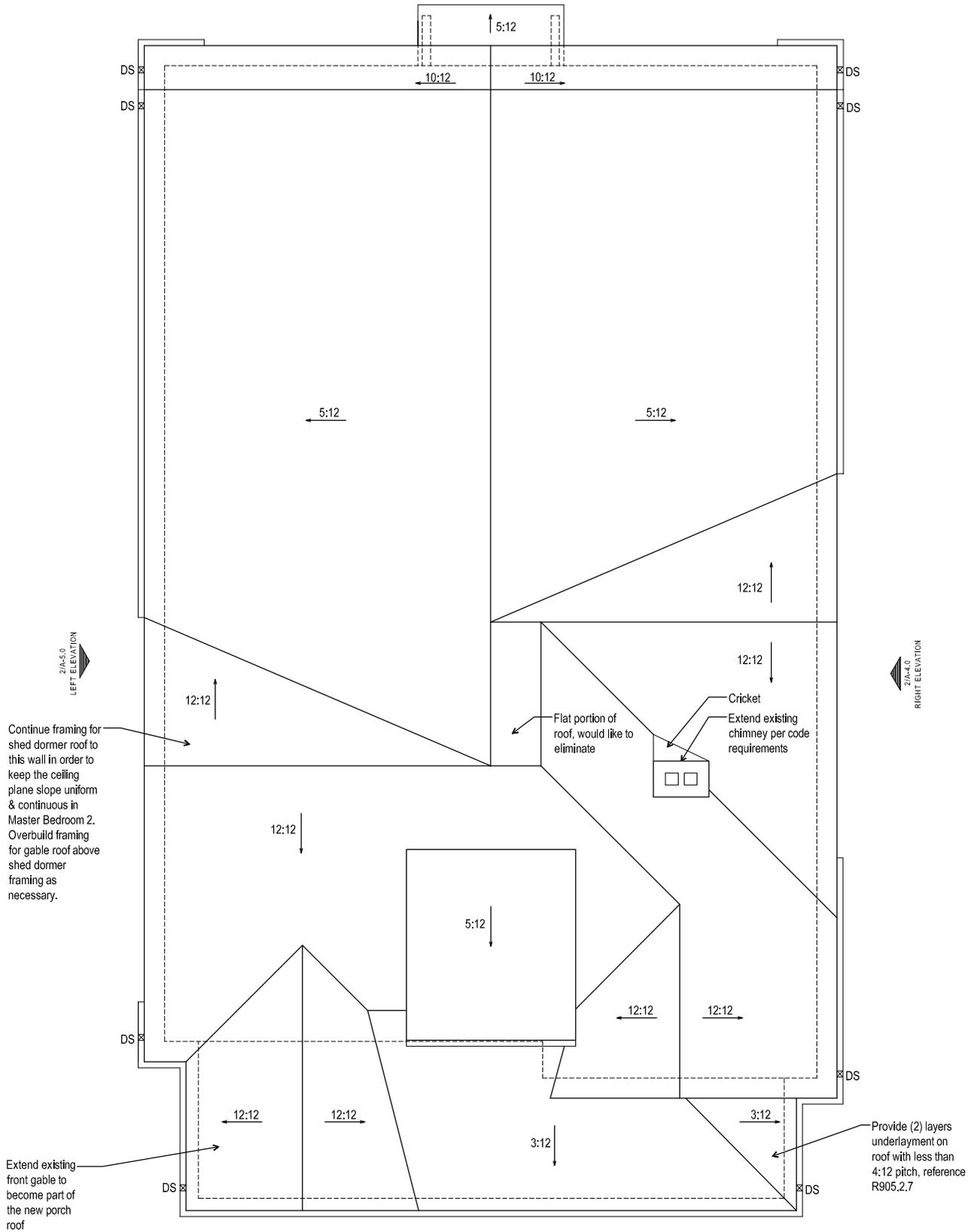
Historic District - Dilworth



- 1915 Lyndhurst Avenue
- Dilworth Local Historic District
- Property Lines
- Building Footprints

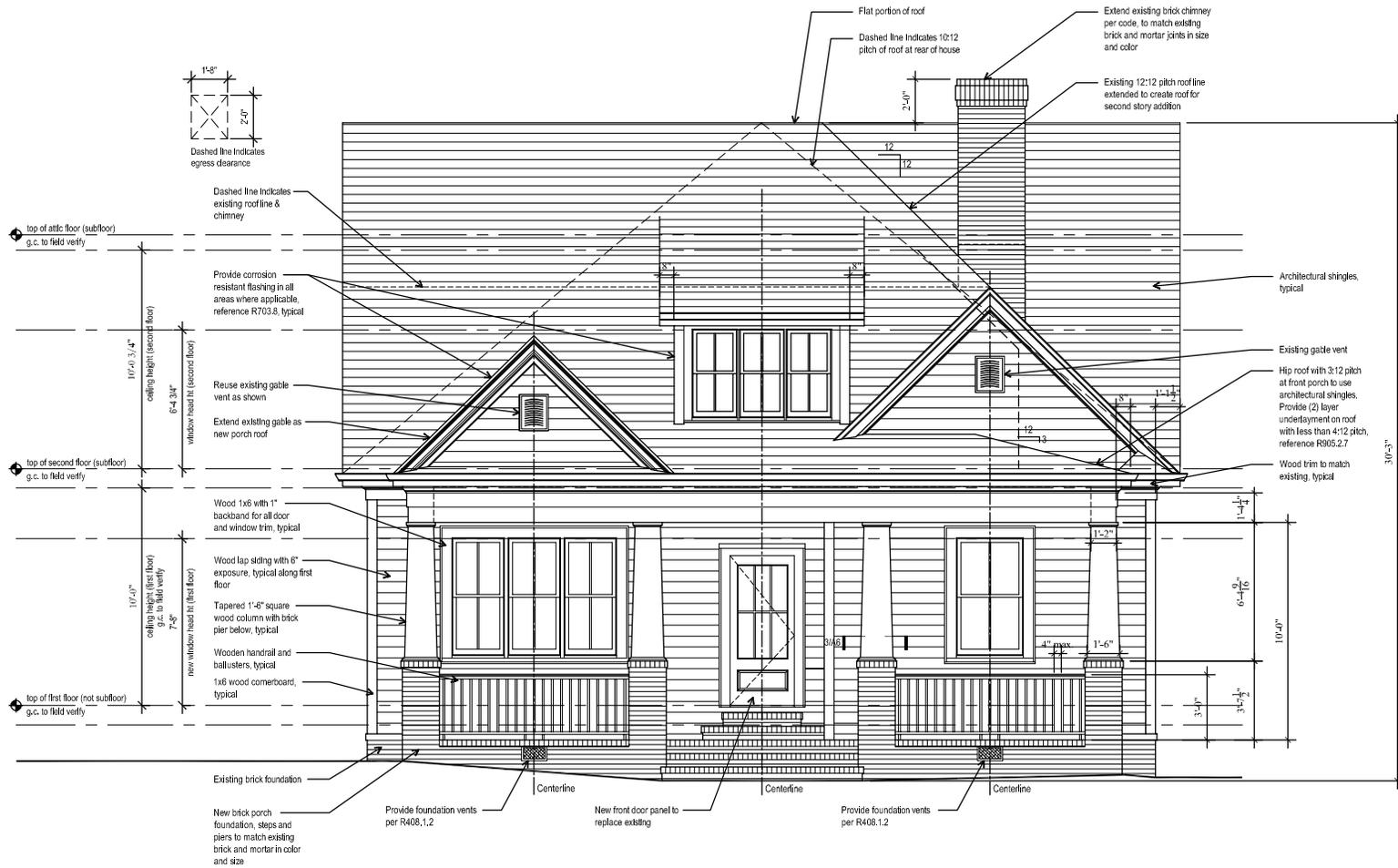
Map Printdate:
April, 2014





2/A-5.0
LEFT ELEVATION

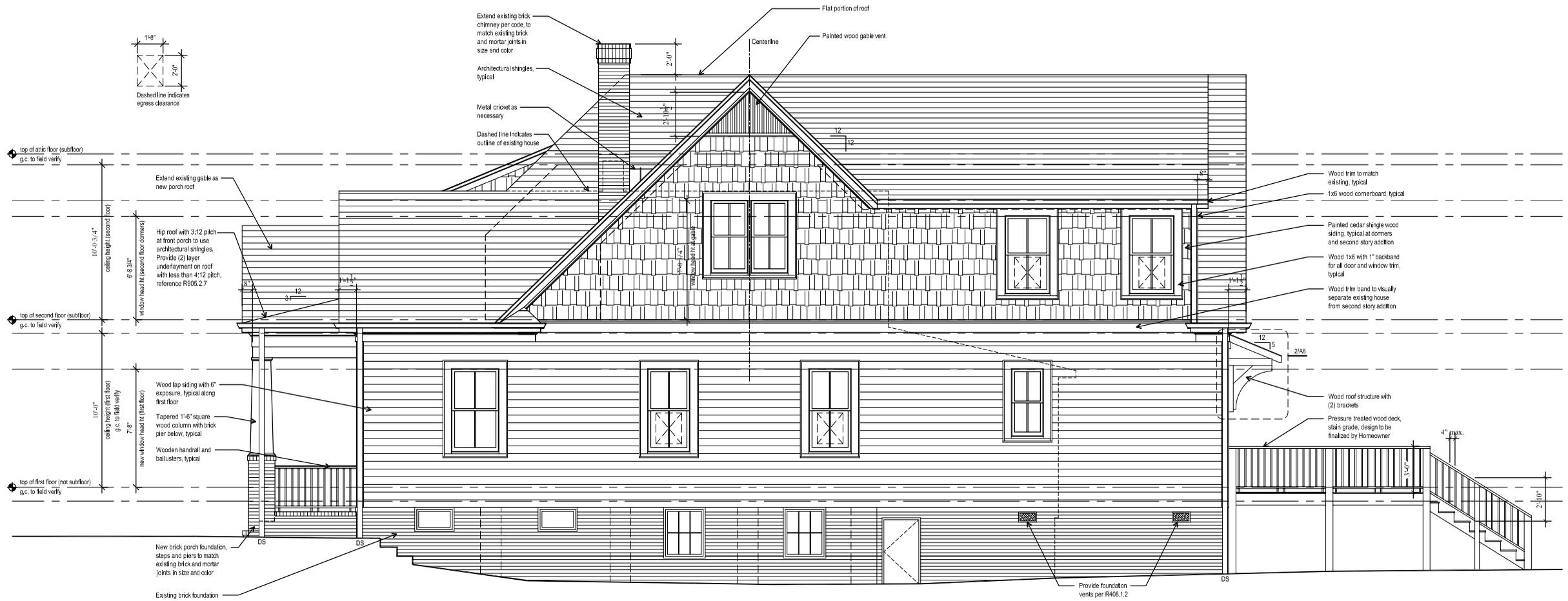
2/A-4.0
RIGHT ELEVATION



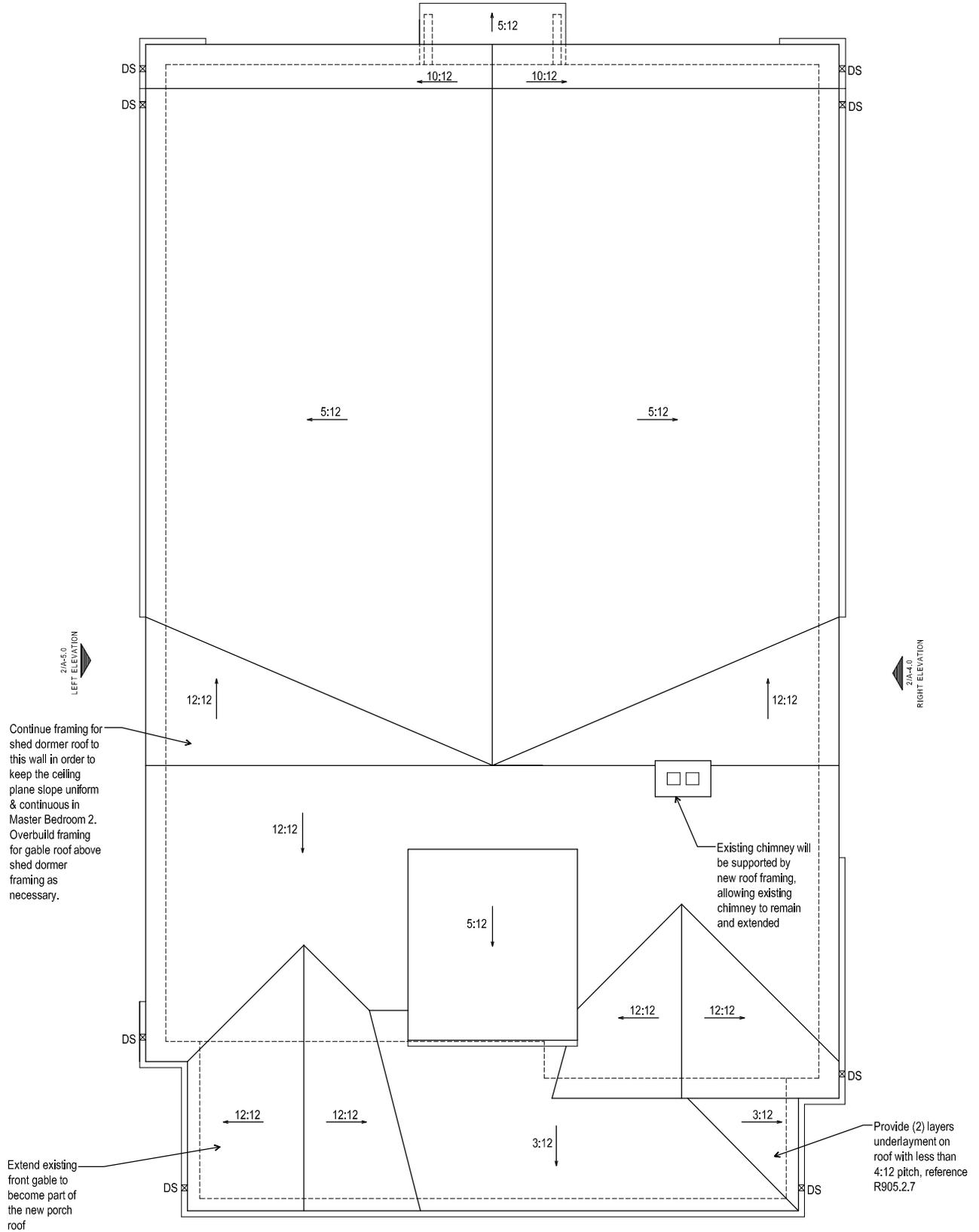
1
A-4

Front Elevation

1/8" is equal to 1'-0"



2
A-4 Right Side Elevation
1/8" is equal to 1'-0"

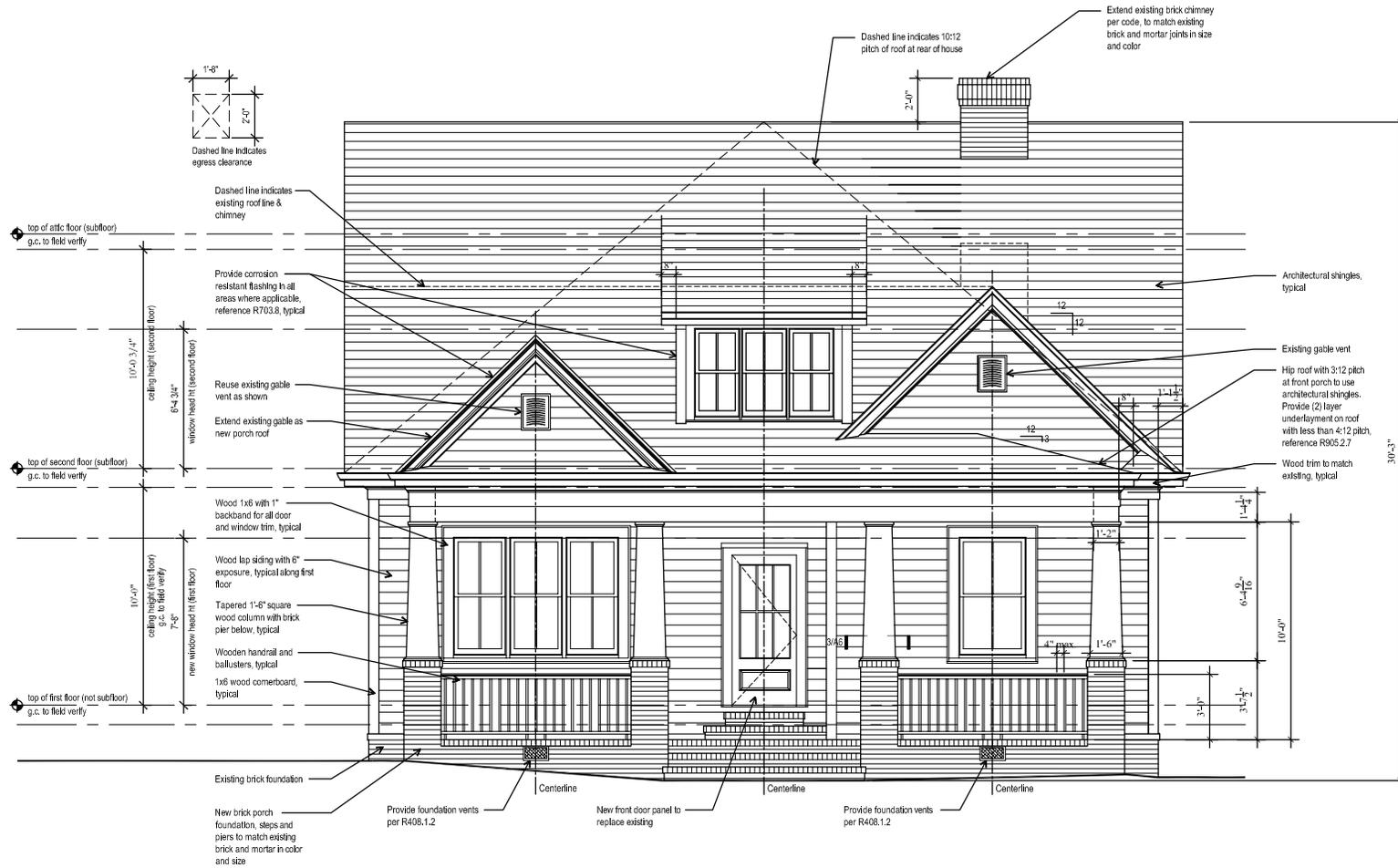


Continue framing for shed dormer roof to this wall in order to keep the ceiling plane slope uniform & continuous in Master Bedroom 2. Overbuild framing for gable roof above shed dormer framing as necessary.

Existing chimney will be supported by new roof framing, allowing existing chimney to remain and extended

Extend existing front gable to become part of the new porch roof

Provide (2) layers underlayment on roof with less than 4:12 pitch, reference R905.2.7



1
A-4

Proposed Front Elevation

1/8" is equal to 1'-0"

